



**City Manager's Office**  
City of Frisco, Texas

## **Memorandum**

**To:**       **Honorable Mayor Maso and Members of the Frisco City Council**

**Cc:**       **George A. Purefoy, City Manager**

**From:**    Nell Lange, Assistant City Manager

**Date:**     01/15/2009

**Agenda Caption:** Discussion and City Council Direction Concerning Renovations at 6891 Main Street

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**Action Requested:** City Council direction concerning renovations at the old city hall located at 6891 Main Street.

**Background Information:** The Downtown Advisory Board has been actively trying to lease the space at 6891 Main Street. They are now recommending that the City perform some basic renovations, which would allow someone to rent the building. The Board feels that the space might accommodate a small mall where individuals can just rent a space to set up and sell their merchandise. The Board had two contractors walk the building and provide estimates on cost to do the renovations. The pricing ranges from approximately \$75,000 to \$200,000, depending on some choices as to ceiling treatment, replacement of HVAC, updating the restrooms to make them ADA compliant, etc.

**Board Review/Citizen Input:** The Downtown Advisory Board has made this recommendation, stating they feel this is the only solution to getting the space rented.

**Alternatives:** The City Council could choose to continue to look for a business that would be willing to perform the improvements as part of their lease agreement.

**Financial Considerations:** The Downtown Improvement Fund has approximately \$62,000 in fund balance currently. Staff discussed with the Advisory Board the option of the City funding the additional cost above the \$62,000 with the intention that

as money is available in the Downtown Improvement Fund, the investment from the City will be repaid.

**Legal Review:** None.

**Supporting Documents:** None.

**Staff Recommendation:** Staff recommends moving forward with getting bids for renovating the space and the City will provide the additional funds necessary, with the intention of being paid back in the future as funding is available. Please contact myself or Janet Maccubbin at (972) 292-5108 or [jmaccubbin@friscotexas.gov](mailto:jmaccubbin@friscotexas.gov) for additional information.